

HARRINGTON PARK BOARD OF ADJUSTMENT APPLICATION FORM

BOROUGH OF HARRINGTON PARK
Municipal Building
85 Harriot Avenue
Harrington Park, New Jersey 07640

LAND USE

MAR 22 2022

BOROUGH OF
HARRINGTON PARK

This application must be filed with the Office of the Board Clerk at least twenty-one [21] calendar days prior to the meeting at which the application is to be considered. It must be accompanied by the following items:

- \$150.00 check to cover Application Fee (\$140) and Property List Fee (\$10)
- \$250.00 check to be placed in an escrow account to cover costs and fees related to the application (This must be a separate check).
- Drawing of proposed addition (survey form with addition or fence marked)
- Copy of Denial of Permit from the Construction Official

When the application is received the Tax Assessor will prepare and mail a Property Owners' List to you. You must give written notification of your application and the meeting to everyone on the list at least 10 days prior to the meeting date. **Fill out the form letter at the end of this application and either hand deliver it to everyone on the list or mail it by Certified Mail.**

After the letter has been sent or delivered to everyone on the list, complete an Affidavit of Mailing or an Affidavit of Service (as applicable; samples are provided), have it notarized, and deliver it to the Board Clerk with a copy of the letter.

Please contact Carolyn Lee, Board of Adjustment Clerk, at 201-768-1700 or landuse@harringtonparknj.gov if you have any questions or concerns.

(Please do not write in shaded box)

Application Fee \$	Received _____	By _____
Action by the Board of Adjustment: Date(s) _____		
Granted _____	Denied _____	Recommended _____
Other _____		
Action by other bodies, if necessary: Date(s) _____		
See related minutes _____		
Date of publication prior to meeting _____		
Date of publication of decision _____		
Applicant furnished with copy of resolution on _____		
Other _____		
Voting Members _____		

(Please begin here)

Applicant's Name _____

Applicant's Address 38 Flint Terrace, Harrington Park, NJ 07640

Applicant's Phone number _____ email _____

Owner's Name Woo Jin Choi

Owner's Address 38 Flint Terrace, Harrington Park, NJ 07640

Relationship of applicant to owner (i.e., tenant, agent, purchaser under contract, same person, or other) same person

Location of Premises: 38 Flint Terrace Lot 13 Block 111
(Street) (Tax Map Ref.)

The premises are situated on the (east, west, north, south) side of north

Street and are approximately 100 feet from Pondside Place

The premises are now located in the following zone (check)

() R-1 Residential

() S-1 Senior Citizen Dwelling Units

() R-2 Residential

() B-1 Business

(x) R-3 Residential

() B-2 Business

() I-1 Industrial

() O&R Office & Research

Request is hereby made for permission to erect, alter, convert, use, a pool
contrary to the requirements of Sections _____ of the Zoning Ordinance, or for
other relief as follows: _____

1. Said property is (give dimensions and area) 125' width x 145' depth = 18,125 sq ft

and has the following structures: single family home (2-story)

Indicate use for each structure: primary residence

2. If less than the entire lot is to be utilized for the purpose hereinafter set forth, the
dimensions of the portion of the lot to be utilized are:

8,019 sq ft => impervious coverage of 44.24%

3. Size of proposed building:

Width 40'

Depth 20'

Number of Stories _____

Pool is an organic form pool that is approximately 40'x20'; measurements
do not include proposed stone work and slight increase to existing deck

Height _____

Feet _____

4. Setbacks of building:

Front _____

Rear 12.3'

Side _____

Side 6.6'

%Building Coverage _____

5. Date property acquired 9/9/21

constructed 9/21/98

Prevailing zoning at time of acquisition _____

Prevailing zoning at time of construction _____

6. Has there been any previous appeal, request, or application to this or any other Borough Boards or the Construction Official involving these premises?

Yes _____ No x

If Yes, state the nature, date and the disposition of said matter

7. What are the EXCEPTIONAL conditions of property/hardship preventing applicant from complying with Zoning Ordinance?

Requesting permission to build swimming pool on property with increased impervious coverage ratio. Current max impervious coverage ratio will not allow for desired pool size (would only be able to fit a very small pool; kindly requesting permission as we have young children and want to settle into Harrington Park).

8. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. Proposed plan will still have plenty of back/side-yard space and remain non-intrusive to neighbors.

9. All applicants must attach to this application a schedule showing the following information:

Type of construction (frame, stone, brick, cement, etc.)

Pool will be a vinyl liner pool with surrounding stone work.

Present use of existing buildings(s) and premises

Home is currently used as our primary residence.

Describe any deed restrictions affecting this property.

None

Total proposed dwelling units 1

Total proposed professional offices n/a

Total proposed floor area n/a

Total proposed parking spaces driveway

A photograph or photographs of land and buildings involved in the application

Names and Addresses of all expert witnesses proposed to be used _____

Proof of payment of all taxes due and owing on the premises Mortgage payments are inclusive of taxes

10. A legible plot plan or survey to scale (not less than 1" = 100" of the property) indicating the relation of the existing and/or proposed structure with adjoining property

and structures accompanies this application. Scale drawings (of not less than .25"=1' of the proposed buildings(s) of the existing structure indicating the changes, alterations or additions contemplated shall be presented at the hearing, if relevant.

11. A copy of any conditional contract or agreement related to this application must be filed with the application or presented to the Board at the time of hearing.

12. If the applicant is a corporation, partnership, or LLC the names and addresses of all stockholders or partners owning a 10% or greater interest in said corporation or partnership shall be set forth below in accordance with P.L. 1977 Ch. 336.

I, the applicant, being duly sworn according to law, hereby certify that the information presented in this application to be true and accurate.


(Applicant)

38 Flint Terrace, Harrington Park, NJ 07640
(Address)

(Telephone Number)

Sworn and subscribed before me this
19 day of March, 2022.



DAVID HASCUP
NOTARY PUBLIC
State of New Jersey
My Commission Expires
January 19, 2027

Consent of Owner:

If applicant is not owner of the property, have owner sign below consent or file with application a letter signed by the owner and notarized consenting to the application.

The foregoing application is hereby consented to this _____ day of _____
20__ (year).

(Owner of Property referred to)

Sworn and subscribed before me this
_____ day of _____, ____.

(Address)

(Telephone Number)